

135.0

0003

0002.0

Map

Block

Lot

1 of 1
CARD

ARLINGTON

Total Card / Total Parcel
11,900 / 11,900
11,900 / 11,900
11,900 / 11,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	SPRING ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DE FRANCISCO EDWARD J	
Owner 2:	DE FRANCISCO KRISTEN A	
Owner 3:		

Street 1:	106 SPRING STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	N
Postal:	02476
Type:	

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .057 Sq. Ft. of land mainly classified as Undev. Land with a N/A Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
SINGLE FA	100
water	
o	
Sewer	
n	
Electri	
Census:	
Flood Haz:	
D	
Topo	
s	
Street	
t	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1

132	Undev. Land	2500	Sq. Ft.	Site	0	80.	0.06	9		Unbuild	-85	Size	-80		11,880			11,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
132	2500.000			11,900	11,900	
Total Card	0.057			11,900	11,900	Entered Lot Size
Total Parcel	0.057			11,900	11,900	Total Land:
Source:	Market Adj Cost			N/A	/Parcel: N/A	Land Unit Type:

User Acct	87024
GIS Ref	
GIS Ref	
Insp Date	
02/05/09	



USER DEFINED

Prior Id # 1:	87024
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	10:51:23
apro	
10524	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	132	FV		0	2,500.	11,900	11,900		Year end	12/23/2021
2021	132	FV		0	2,500.	11,900	11,900		Year End Roll	12/10/2020
2020	132	FV		0	2,500.	11,900	11,900		Year End Roll	12/18/2019
2019	132	FV		0	2,500.	11,100	11,100		Year End Roll	1/3/2019
2018	132	FV		0	2,500.	9,200	9,200		Year End Roll	12/20/2017
2017	132	FV		0	2,500.	8,500	8,500		Year End Roll	1/3/2017
2016	132	FV		0	2,500.	7,700	7,700		Year End	1/4/2016
2015	132	FV		0	2,500.	7,600	7,600		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURTIN RONALD	1161-122		9/13/1996		195,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2009	Vacant Lot							
11/2/1999	Vacant Lot							

ACTIVITY INFORMATION

Date	Result	By	Name
2/5/2009	Vacant Lot	372	PATRIOT
11/2/1999	Vacant Lot	256	PATRIOT

Sign: _____

VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type:		Full Bath:	Rating:	SOLD WITH 135-3-3A.			
Sty Ht:	0 - 1 St condo	A Bath:	Rating:				
(Liv) Units:	0	Total:	0	3/4 Bath:	Rating:		
Foundation:		A 3QBth:	Rating:				
Frame:		1/2 Bath:	Rating:				
Prime Wall:		A HBth:	Rating:				
Sec Wall:	%	OthrFix:	Rating:				
Roof Struct:		OTHER FEATURES		RESIDENTIAL GRID			
Roof Cover:		Kits:	1	Desc:	Line 1	# Units	
Color:		Level	FY LR DR D K FR RR BR FB HB L O				
View / Desir:		A Kits:	Rating:	Other			
GENERAL INFORMATION		Fpl:	Rating:	Upper			
Grade:		WSFlue:	Rating:	Lvl 2			
Year Blt:	0	Location:		Lvl 1			
Alt LUC:		Total Units:		Lower			
Jurisdct:		Floor:		Totals	RMS: 0	BRs: 0	Baths: HB
Const Mod:		% Own:		REMODELING		RES BREAKDOWN	
Lump Sum Adj:		Name:		Exterior:	No Unit	RMS	BRS FL
INTERIOR INFORMATION		DEPRECIATION		Interior:		0	0
Avg Ht/FL:	STD	Phys Cond:	0.0 %	Additions:			
Prim Int Wal:	6 - Average	Functional:	%	Kitchen:			
Sec Int Wall:	%	Economic:	%	Baths:			
Partition:	T - Typical	Special:	%	Plumbing:			
Prim Floors:		Override:	%	Electric:			
Sec Floors:	%	Total:	0 %	Heating:			
Bsmnt Flr:		CALC SUMMARY		General:			
Subfloor:		Basic \$ / SQ:		Totals	0		
Bsmnt Gar:		Size Adj.:	1.00000000	COMPARABLE SALES		SUB AREA	
Electric:	3 - Typical	Const Adj.:	1.00000000	Rate	Parcel ID	Typ	Date
Insulation:	2 - Typical	Adj \$ / SQ:					Sale Price
Int vs Ext:		Other Features:					
Heat Fuel:		Grade Factor:					
Heat Type:		NBHD Inf:	1.00000000				
# Heat Sys:		NBHD Mod:					
% Heated:	100	LUC Factor:	1.00	WtAv\$/SQ:	AvRate:	Ind.Val	
Solar HW:	NO	Adj Total:					
% Com Wal	% Sprinkled	Depreciation:		Juris. Factor:		Before Depr:	0.00
MOBILE HOME		Deprecated Total:		Special Features:	0	Val/Su Net:	
SPEC FEATURES/YARD ITEMS				Final Total:		Val/Su SzAd	

MOBILE HOME		Make:	Model:	Serial #	Year:	Color:	SUB AREA		SUB AREA DETAIL											
Code	Description	A Y/S	Qty	Size/Dim	Qual Con	Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
PARCEL ID 135-0-0003-0002.0															IMAGE					
															AssessPro Patriot Properties, Inc					